168.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	777,100 / 777,100
					USE VALUE:	777,100 / 777,100
					ASSESSED:	777,100 / 777,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
272		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHERONE PHYLLIS A & FRANCES A	
Owner 2:		
Owner 3:		
Street 1:	272 OAKLAND AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1580 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	325,600		451,500	777,100
Total Card	0.172	325,600		451,500	777,100
Total Parcel	0.172	325,600		451,500	777,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.99 | /Parcel: 491.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	111177
GIS Ref	
GIS Ref	
Insp Date	07/26/18

!12988!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	325,800	0	7,500.	451,500	777,300	777,300	Year End Roll	12/18/2019
2019	101	FV	252,700	0	7,500.	451,500	704,200	704,200	Year End Roll	1/3/2019
2018	101	FV	239,000	0	7,500.	380,600	619,600	619,600	Year End Roll	12/20/2017
2017	101	FV	239,000	0	7,500.	348,300	587,300	587,300	Year End Roll	1/3/2017
2016	101	FV	239,000	0	7,500.	296,700	535,700	535,700	Year End	1/4/2016
2015	101	FV	225,300	0	7,500.	258,000	483,300	483,300	Year End Roll	12/11/2014
2014	101	FV	225,300	0	7,500.	238,700	464,000	464,000	Year End Roll	12/16/2013
2013	101	FV	225,300	0	7,500.	227,000	452,300	452,300		12/13/2012

PRINT

Date	Time
12/11/20	03:00:14

LAST REV

Date	Time
05/06/20	09:53:03
mmcmakin	
12988	

USER DEFINED

Prior Id # 1:	111177
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHERONE CELIA	9358-152		4/23/1959	Family		No	No		Celia Cherone dod 3/7/2005

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2009	536	New Wind	7,857					
7/7/2006	563	Manual	8,125	C				strip and re-shing

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2018	Inspected	CC	Chris C
5/29/2018	MEAS&NOTICE	BS	Barbara S
11/11/2008	Meas/Inspect	345	PATRIOT
2/10/2000	Inspected	276	PATRIOT
12/13/1999	Measured	264	PATRIOT
7/30/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	7									451,500						451,500	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	451,500	Spl Credit		Total:	451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31476736
Const Adj.:	0.96587938
Adj $ / SQ:	165.088
Other Features:	81550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400025
Depreciation:	74405
Depreciated Total:	325620

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

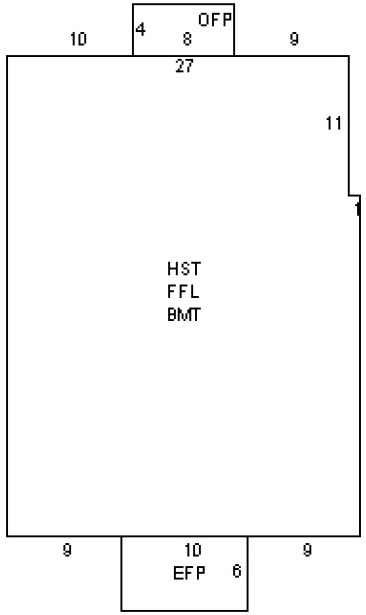
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	165.09
Special Features:	0	Val/Su Net:	119.49
Final Total:	325600	Val/Su SzAd	206.14

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,053	49.530	52,151
FFL	First Floor	1,053	165.090	173,838
HST	Half Story	527	165.090	86,919
EFP	Enclos Porch	60	70.120	4,207
OFP	Open Porch	32	42.500	1,360

Net Sketched Area:	2,725	Total:	318,475
Size Ad	1579.5	Gross Are	3251	FinArea	1580
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc